

**ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE
AS PROVIDED IN THE UDO AT 155.401.3**

APPLICATION NUMBER 2020-716 DATE FILED 7/29/2020
APPLICANT'S NAME FC Matthews, LLC
APPLICANT'S MAILING ADDRESS 1420 E. 7th Street, Suite 100, Charlotte NC 28204
APPLICANT'S PHONE NUMBER/EMAIL ADDRESS brittany.lins@alexanderricks.com / collin.brown@alexanderricks.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- ☐ a change in wording to existing Section(s)
☒ an addition to Section(s)
☐ a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section 155.505.2 (Use Table); 155.607.7.B.2 (Parking Table) Proposed Section 155.506.16A

155.505.2: Add entry in Table of Allowed Uses for "Independent Living Facilities." Add "PC" in table under R/I Zoning District to reflect that Independent Living Facilities are permitted in R/I under prescribed conditions.

New Section [155.506.16A, section after CCRCs for ease of reference]:
"Independent Living Facilities may be located within the R/I district when associated with a conditional site plan approved by the Town Board of Commissioners and subject to the minimum criteria listed below:
a. All applicable standards listed in Section 155.506.16 for CCRCs shall also apply to Independent Living Facilities, such as but not limited to, a minimum five (5) acre lot area and maximum of twenty (20) independent living units per gross acre.
b. Independent Living Facilities shall be required to include a minimum of five (5) of the following amenities:
i. Controlled access to building(s);
ii. Property management services such as lawn service, exterior maintenance, and/or trash service;
iii. Community room;
~~iv. Fitness facilities on site;~~
v. Business center;
vi. Meal service or limited food service such as coffee bar, continental breakfast or marketplace;
vii. Emergency pull cords in living spaces of units;
viii. Local transportation services either provided by facility or in coordination with public transportation if within short walking distance with pedestrian accessibility;
ix. Interior elevators;
x. salon on site;
xi. conditioned corridors;
xii. interior trash chutes; and/or
xiii. indoor community mail room and package center.

155.607.7.B.2: Add entry under Section 2 of Table of Required Parking Spaces for "Independent Living Facilities." Required motor vehicle parking spaces shall be: "1.1 parking spaces per each independent living unit plus one space for each two (2) employees or shift of greatest employment." [or, add "Independent Living Facilities" with existing table entry for CCRCs].

(continue on additional page(s) as necessary)

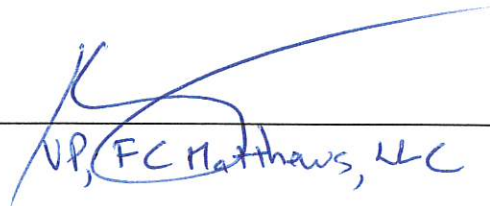
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What is the intended effect of this request?

To allow Independent Living Facilities as a permitted use in the R/I Zoning District when associated with a conditional site plan and under prescribed conditions that ensure such facilities have limited applicability and are distinguished from multi-family residential uses.

APPLICANT SIGNATURE _____


VP, FC Matthews, LLC

(continue on additional page(s) as necessary)

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FILING INSTRUCTIONS

An application for text amendment of the Matthews Unified Development Ordinance must be completed on the application form provided for such purpose and submitted with the appropriate fee to the Town Hall. The application shall be reviewed by the Town Planning and Development Department for completeness and then submitted to the Town Board of Commissioners for acceptance. The Town Board of Commissioners shall set a public hearing date according to their policy. The application shall be considered at a public hearing held jointly by the Town Commissioners and the Planning Board.

After the public hearing the application shall be reviewed by the Planning Board at their next regular meeting. At that meeting, the Planning Board may recommend approval, denial, or approval with conditions. This recommendation is then passed on to the Board of Commissioners at their next regular meeting in which zoning issues are discussed, according to Town Board policy. The Town Board of Commissioners may then approve, amend and approve, deny, or table action on the application. Any decision of the Town Board is final and subsequent revisions shall be handled in this same process as a new application.

The application for text amendment may be withdrawn by the Applicant at any time up to and including fifteen (15) days prior to the hearing date. Any subsequent withdrawal shall only be allowed by action of the Town Board of Commissioners.

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE FEE:

Add a permitted use:	\$100
Any other reason, fewer than three (3) paragraphs affected:	\$250
Any other reason, three (3) or more paragraphs affected:	\$400